



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
icplanning@jeffersoncitymo.gov



APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

☐ Zoning Text Amendment (Describe below or attach complete narrative)

Article and Section Affected (if applicable): _____

Description of proposed text amendment: _____

☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 1017, 1019, 1021, 1023 E Capital Ave. Jefferson City, MO 65101

Legal/Property Description (write out or attach as an exhibit): See Attached

Who petition to rezone the above described real estate from its present classification of C-1 district to

PUD district. The purpose of this rezoning request is to: To transform former office space to an Artistic Complex for artists, musicians and theater.

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Holly M Stitt
Property Owner #1 Name (type or print)

Holly M Stitt
Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 19th day of October in the year 2016.

ANNE M. STRATMAN
Notary Public - Notary Seal
State of Missouri
Commissioned for Osage County
My Commission Expires August 27, 2019
Commission Number: 13356750

Anne M Stratman
Notary Public

Address of Property Owner #1	
Name	<u>Stitt Barony LLC</u>
Mailing Address	<u>1023 E Capital Ave Jefferson City, MO 65101</u>
Phone Number	<u>573-635-9199</u> <u>573-353-6333</u>
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Payment Received: _____ Cash (Receipt # _____); _____ Check (Copy; check # _____)

Attachments: _____ Additional sheets or documentation _____ Applicant/Project Information Sheet _____ Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



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RECEIVED

OCT 19 2016

PLANNING &
PROTECTIVE SERVICES

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

- ☐ Concept PUD Plan
- ☒ Preliminary PUD Plan
- ☐ Final PUD Plan
- ☐ Amendment to Final PUD Plan
- ☐ Amendment to Final PUD Plan for Signage

PUD Project Name: Avenue HO Artistic Complex

Street Address: 617, 619, 621, 623 E Capitol Ave Jefferson City, MO 65101

Legal Description (as follows or is attached): See attached

Please attach or include the following:

- (a) Typed project narrative describing the type and character of the development, including land uses, acreage, proposed residential densities or commercial floor area (FAR); public or private open space, amenities or recreation areas to be provided; sidewalks and pedestrian ways; parking areas; deviations from minimum design standards of Section 35-51; and other information required by Section 35-74 or applicable sections of the Zoning Code. The project title and location must be included upon every page. Number all pages and attachments.
- (b) Site Plan and/or Development Plan, as applicable.
- (c) Preliminary or Final Subdivision Plat or Declaration of Condominium Association, as applicable;
- (d) Draft of Covenants, Conditions and Restrictions, as applicable;
- (e) Traffic impact analysis, if required by Section 35-60;
- (f) Signage Plan, including type, locations and dimensions of all proposed signs;
- (g) Landscaping and Screening Plan;
- (h) Lighting Plan, including pole heights, type of fixtures or luminaries, and foot candles;
- (i) Project Phasing Plan (if applicable)
- (j) Application Filing Fee \$210.00 plus \$20 per acre (Revised June 30, 2015)

Application Information:

Property Owner: Stitt Barony LLC (Holly Stitt)
Address: 623 E Capitol Ave Jefferson City, MO 65101
Phone Number(s): 573-635-9199 573-353-6333

Applicant Name (if different from owner): _____
Address: _____
Phone Number(s): _____

Consultant Name: _____
Address: _____
Phone Number(s): _____

The attached information accurately represents this proposed project.

[Signature]
Property Owner Signature

Holly M Stitt 10-19-16
Printed Name Date

Consultant Signature

Printed Name Date

For Staff Use Only:

Application Filing Fee Received: _____ Amount _____ Check # _____

Attachments: _____ Narrative _____ Site Plan _____ Applicant/Project Information Sheet

Note other information submitted: _____

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Project Information (Please use additional sheets if necessary)			
Name of Project	Avenue HQ Artistic Complex		
Location/Address	617, 619, 621, 623 E Capitol Ave Jefferson City, MO 65101		
Submitted by	Holly Stitt		
Applications Submitted (Check box and circle item)	<input checked="" type="checkbox"/> P&Z: Zoning Amend <input type="checkbox"/> Comp Plan Amend <input type="checkbox"/> Special Exception <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Sub. <input type="checkbox"/> Plat Annexation <input type="checkbox"/> BOA: CUP Variance Appeal <input type="checkbox"/> Staff: Site Plan Bldg Plans Grading Plan Change of Use Temp Use		
Consultant(s) (List lead consultant and all others who are responsible for major project)			
Lead Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Property Owners/Applicants (List owner; Mark "X" next to the name of the primary)			
Owner Name	Stitt Barony LLC (Holly Stitt)		
Address	623 E Capitol Ave Jefferson City, Mo 65101		
Telephone No.	573-635-9199	573-353-6333	Fax No.
E-Mail	Holly @ Stitt.org		
Applicant Name			
Address			
Telephone No.		Fax No.	
E-Mail			

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Avenue HQ Artistic Complex Proposal
for 617, 619, 621, & 623 E Capitol Ave.

It is my desire to put this property into a PUD designation to create an artistic complex. There is approximately 28,500 sq. ft. of property as well as a parking lot and a vacant lot in this parcel. The parcel is located at the corner of Lafayette Street and Capitol Avenue, directly across Lafayette St. from the Old Missouri State Penitentiary and caddy corner from the Marmaduke house which is currently host to the Prison Museum and the Jefferson City Convention and Visitors Bureau.

I am very much aware of the historic value of this area and what it means to Jefferson City. However, two of the buildings that I purchased were not designed to fit into the historic aspects of this area. They were connected to a historic building but were built as commercially run buildings and depict that look. It is my desire to take these buildings and turn them into a cultural corner here on this historic section of town. A place for artistic activities and entertainment while showing respect for the neighbors both business and residential properties that surround this particular property.

619 E Capitol Avenue:

The building located at 619 E Capitol Avenue is divided into two 5000 sq. ft. spaces on two floors. The plan for this property would be to separate the two floors on utilities (Electric and Gas) and run them as two separate entities.

The top floor is currently hosting a Theater Company. It is ADA accessible by the front entrance located on Capitol Avenue as well as the communal elevator that is entered into from the parking area. The current occupancy is set to 99 and there is no desire to increase that. It would remain and intimate black box theater. There will be no signage put on the front of this building, the only signage will be a window vinyl on the front window.

The bottom floor would be host to a music venue that would only be open on evenings that acts are booked to perform. It may also be rented out on rare occasions for private events but the primary purpose would be for performing acts. This business would offer a full bar service to customers only during the times that they are open for the events. These performances would mainly take place on the weekends Thursday- Saturday but there may be an occasional weekday performance. The business would be open to the public starting at 5:00 pm and staying open no later than 1:30 am on days of the performances, and in many cases earlier. There will be security and staffing here to make sure that there is no loitering in the parking or surrounding areas. The entrance to this venue would be from the backside of the building off of the parking area. A small 20' x 20' patio added to the back side where there is currently a dock area. There would be a 4 ft. x 4 ft. internally lighted sign to hang on the backside of the building above the entrance area.

621 E. Capitol Avenue:

This building contains two levels that include a 5000 sq. ft. space on the upper level and a 4000 sq. ft. space on the lower level.

The upper level of this space is currently host to Avenue HQ's venue rental space. This space is used to be rented out for weddings, business meetings, art activities, or intimate performances. All food and beverage is catered in by external businesses. It does contain a consumption license for alcohol only so that event rentals may be able to bring in their own if desired and when that is the case they are under a high security deposit that is regulated on them following the current posted city regulations. Depending on the particular use of rental, we do require our own security at the events and have the right to refuse any event we feel may be a nuisance to our area. All events or rentals in this building must be finished by 12:30 am.

Its front entrance is from the Capitol Avenue side, but it is also accessible from the parking area by the communal elevator and stairway shared with the upper level of 619. There will be a non-lighted die cut, powder coated metal sign on the front of this façade in the logo of Avenue HQ. There may be some small directional lights shining on the sign but in a way that would not affect the neighboring buildings.

The bottom floor of this building is currently storage use for the entire complex. It is accessible from the parking area by a locked double door or through the communal hallway by a locked single door. There is no plan to use this space for any other use other than storage.

623
~~621~~ E Capitol Ave.

This building consists of three floors with each floor being 2500 sq. ft. each. This is a designated historical building that had been converted into office space. The plan for this building would be to use it for Avenue HQ complex office space and rented art studio areas. It is currently used for the Avenue HQ office area on the main level. The plan would be to renovate it back to its historical roots as much as possible while still keeping it into a useable space for artists to use as studios with the possibility of a small gallery area. There will be no exterior sign except for a vinyl sign on the front window to keep the historic façade as much as possible.

Parking:

There is currently a parking area at the back of the building that will be shared by all of the facilities. The complex as a whole will work together on events to make sure that we do not overlap and exceed our parking capabilities. Most of the larger events are in the evening where office street parking is at a minimum. We will be re-striping the parking area to maximize the spaces. The restriping will allow us to have 45 spaces. There is a portion of the lot that is not owned by Stitt Barony and will not be included in this re-striping process or the amount of spaces.

Exterior:

On 623 E Capitol, we will be putting the exterior of this building back to the original exterior to the best of our abilities. It is our knowledge that the white paneled areas on the front were once open air windows for porches that were blocked in for office space. Putting these back into open air porches does not seem feasible in still keeping it a working business, so it is our intent to put the white paneled areas into windows which will still be in keeping of the historical façade. The bricked in original windows on the sides and back of the building will also be restored. The false overhang on the front of the building will be removed, and once research shows us what the front of the building looked like we will return it to as close as possible. It is also our intention to try to return the foundation to limestone if structurally feasible.

The side and back of 621 & 619 will be repainted with the cream color matching the front of the building. There will be a deck added to the current dock area on the back of 619 extending it to a 20' x 20' patio that will be fenced in and become part of the music venue. The current dock door will be replaced with a historic looking one of glass and wood.

The windows located on the side of the lower level of 619 in what will be the music venue will be blocked in with glass blocks, again to maintain a historic look. There will be an asphalt driveway put in to the egress doors added to the bottom level on the 619 side of the building to allow for loading and unloading of the performers equipment. This drive will turn into cement stairs heading up to the Capitol Avenue sidewalk.

Noise:

To keep the noise from the music venue from disturbing nearby properties there will be significant internal sound proofing done on the interiors walls. Since the music venue is located in the lower level basement of 619, it is only the exterior side wall and back of the building that is a concern. The side and back wall will contain a sound proof wall consisting of 6" dead space, dual layers of 5/8" sheetrock, sound proof batting and green glue. We have used this particular sound proofing between the theater and venue rental and have no sound bleed on large events. We feel this will contain the music performances from disturbing any outside properties. There will be security on hand at every event to make sure there is no loitering in the parking area.

Book: 655 Page: 259

Receipt #: 289037
Reception: 201505949

Total Fees: \$27.00

Pages Recorded: 2

Date Recorded: 6/22/2015 9:33:46 AM

CCA



WARRANTY DEED BY CORPORATION

This Indenture, made on the 19th day of June 2015. Know all men by these Presents, that the RDD PROPERTIES, INC., GRANTOR of the County of Cole, in the State of Missouri, a Corporation organized and existing under the laws of the State of Missouri, party of the first part, in consideration of One Dollar and Other Valuable Consideration paid by STITT BARONY, LLC, GRANTEE, Grantees mailing address 619 East Capitol Ave, Jefferson City, Mo. 65101 of the County of Cole, State of Missouri, party or parties of the second part, the receipt of which is hereby acknowledged and by virtue and in pursuance of a resolution of the Board of Directors of said party of the first part, does by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, and to the heirs, successors and assigns of such party or parties, the following described lots, tracts or parcels of land, lying, being and situate in the County of Cole and State of Missouri, towit:

ALL OF INLOT 137, IN THE CITY OF JEFFERSON, MISSOURI.

THE EASTERLY PART OF INLOT NO. 136, IN THE CITY OF JEFFERSON, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID INLOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE THEREOF, 57 FEET 10 1/2 INCHES; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID INLOT, 198 FEET 9 INCHES, TO THE NORTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SAID NORTHERLY LINE, 57 FEET 10 1/2 INCHES, TO THE NORTHEASTERLY CORNER OF SAID INLOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE POINT OF BEGINNING.

ALSO, PART OF INLOT 136, IN THE CITY OF JEFFERSON, MISSOURI, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID INLOT NO. 136, A DISTANCE OF 20 FEET EASTERLY FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID INLOT, 26 FEET 6 INCHES; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE NORTHERLY LINE OF SAID INLOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 26 FEET 6 INCHES; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE THEREOF, 198 FEET 9 INCHES, TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THE PURPOSE OF THIS DEED IS TO CORRECT THE LEGAL DESCRIPTION IN A PRIOR WARRANTY OF RECORD IN BOOK 618, PAGE 189, COLE COUNTY RECORDER'S OFFICE, BY ADDING A PARCEL OF LAND WHICH SHOULD HAVE BEEN INCLUDED BUT WAS OMITTED FROM THAT DEED.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining unto the said party or parties of the Second Part, and unto the heirs, successors or assigns of such party or parties FOREVER, the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed, that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims, and that it will WARRANT AND DEFEND the title of the said premises unto the said party or parties of the Second Part, and unto the heirs, successors or assigns of such party or parties forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its Officer(s) the day and year first above written

CCA-RK-74606

(Corporate Seal)
No Seal

RDD PROPERTIES, INC.

By *Judy Dawson* President
JUDY DAWSON

STATE OF MISSOURI :

ss.

COUNTY OF COLE :

On this 19th day June, 2015, before me personally appeared JUDY DAWSON, to me personally known, who, being by me duly sworn, did say that he or she is President of RDD PROPERTIES, INC., ~~that the seal affixed to this instrument is the corporate seal of said corporation~~, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors. And the said JUDY DAWSON_ acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Randall A. Koestner (Notary Seal)
Notary Public

My commission expires 6/7/2017

RANDALL A. KOESTNER
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission # 13534932
My Commission Expires: 06-07-2017